

C-STORE SITE FOR SALE

FM 2001 @ Old Goforth Rd Buda, TX



LAND AREA: Approximately 1.7 Acres

LOCATION: The Property is located approximately .75 miles east of Interstate 35 on F.M. Hwy 2001

JURISDICTION: Buda ETJ

FRONTAGE: Approximately 632 feet along F. M. 2001
Approximately 450 Feet along County Road 119 (Old Goforth Rd.)

LEGAL

DESCRIPTION: Approximately 1.7 acres of land, more or less in the Trinidad Varcinas Survey, Abstract 465, Hays County, Texas

TOPOGRAPHY: The Property has a slight slope to the west

UTILITIES: Water — Goforth Water Supply
Electricity — Pedernales Electric Co-op (PEC)
Sewer — Septic (see comments)

PRICE: \$275,000.00

COMMENTS: Would be an ideal C-Store location. An engineer's assessment of the property indicates the subject would accommodate a 5,000 sq. ft. rectangular shaped building with gasoline pumps. This takes into account the two easements that run along the southern boundary and set-backs from F. M. 2001 and CR 119. Located in the county. (Buda ETJ). If development can be done with septic, (abundance of area for septic field), the developer could bypass zoning and annexation into. Buda Sewer is available from Buda; it is located in a manhole across CR 119 in Lennar's Stonefield Subdivision. In order to obtain sewer, the property would have to be annexed by Buda and be zoned, subdivided, and etc.

**McALLISTER
& ASSOCIATES**

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

CONTACT Randy C. Merritt, CCIM

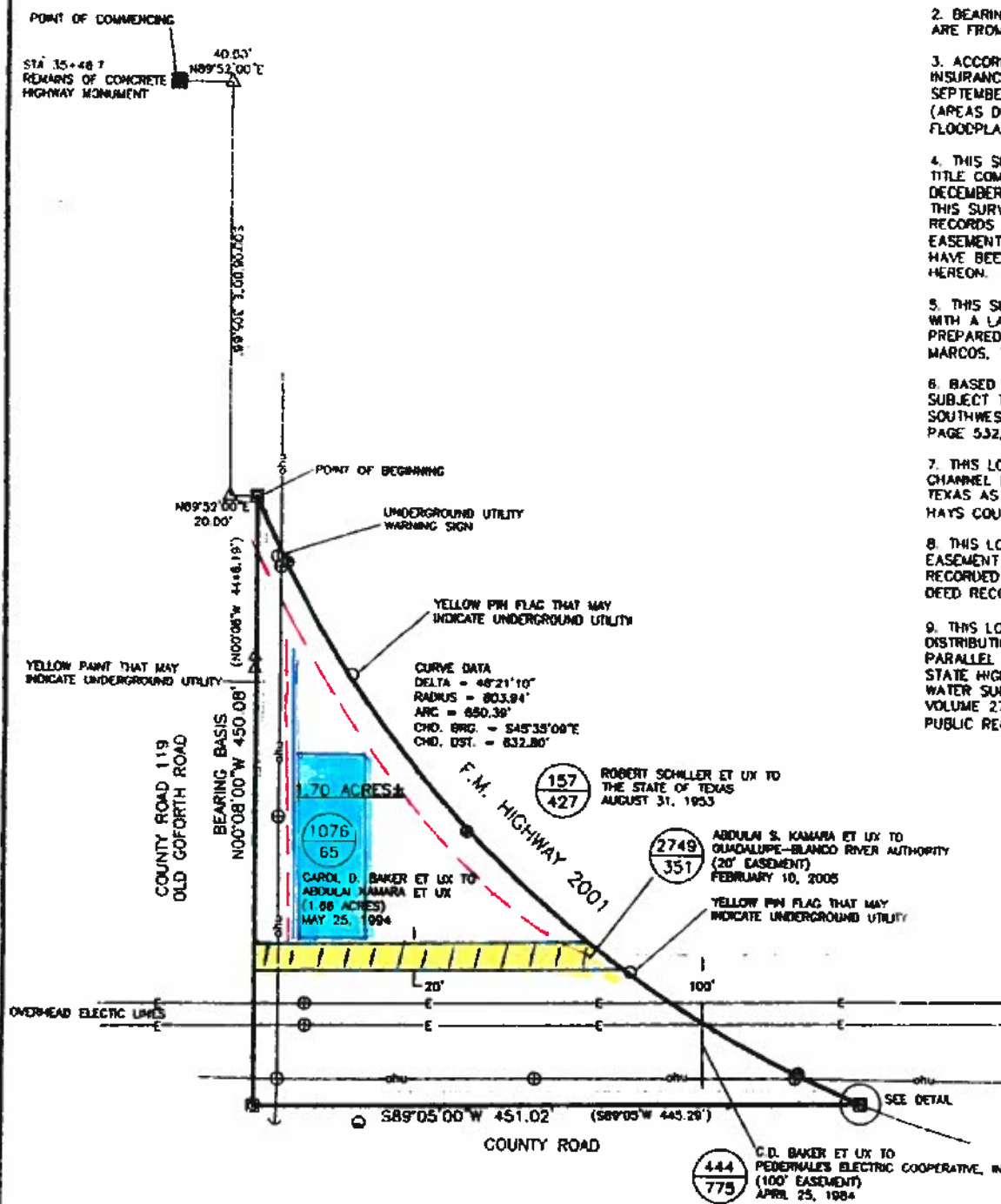
Office: (512) 472-2100

randy@matexas.com

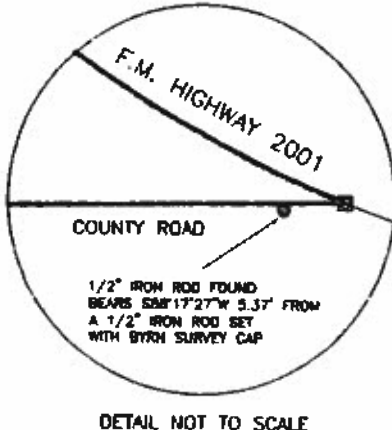
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SURVEYOR'S NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM F.E.M.A FLOOD INSURANCE RATE MAP NO. 48209C0280F, DATED SEPTEMBER 2, 2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).
4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT C.F. NO. 0509808-COM, DATED DECEMBER 7, 2005 PROVIDED BY INDEPENDENCE TITLE. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED JANUARY 17, 2006 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
6. BASED ON GRAPHICAL PLOTTING THIS LOT IS NOT SUBJECT TO AN EASEMENT GRANTED TO SOUTHWESTERN BELL AS RECORDED IN VOLUME 123, PAGE 532, HAYS COUNTY DEED RECORDS (ITEM B).
7. THIS LOT IS NOT SUBJECT TO A DRAINAGE CHANNEL EASEMENT GRANTED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 157, PAGE 425, HAYS COUNTY DEED RECORDS (ITEM C).
8. THIS LOT MAY BE SUBJECT TO A BLANKET TYPE EASEMENT GRANTED TO UNITED PIPE LINE CORP. AS RECORDED IN VOLUME 102, PAGE 410, HAYS COUNTY DEED RECORDS (ITEM D).
9. THIS LOT IS SUBJECT TO A 20' WIDE WATER DISTRIBUTION LINE EASEMENT THAT WILL RUN PARALLEL TO THE COUNTY ROAD, CITY STREET OR STATE HIGHWAY AS INSTALLED GRANTED TO GOFORTH WATER SUPPLY CORPORATION AS RECORDED IN VOLUME 2797, PAGE 87, HAYS COUNTY OFFICIAL PUBLIC RECORDS (ITEM F).



STA. 47+57.1
 REMAINS OF CONCRETE
 HIGHWAY MONUMENT
 BEARS S70°52'19"E 308.87'
 FROM THE EAST CORNER OF
 THIS DESCRIPTION WHICH IS
 A 1/2" IRON ROD SET WITH
 CAP STAMPED "BYRN SURVEY"



TO JOHN C. LEWIS AND INDEPENDENCE TITLE EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY.

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON JANUARY 17, 2006; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE DISCREPANCIES, BOUNDARY LINE CONFLICTS, EASEMENTS, ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

David C. Williamson

DAVID C. WILLIAMSON, R.P.L.S. NO. 4190

LEGEND

- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- CALCULATED POINT
- CONCRETE MONUMENT FOUND
- UTILITY LINE, POLE AND GUY
- WATER METER
- GAS WARNING SIGN
- UTILITY PEDISTAL

ORIGINAL SCALE
 1" = 100'

BYRN & ASSOCIATES INC.

ENGINEERS SURVEYORS

1115 HIGHWAY 80 EAST
 P.O. BOX 1433
 SAN MARCOS, TEXAS 78666
 (512) 396-2270

PLAT OF LOT 1.70 ACRES, MORE OR LESS, IN THE TRINIDAD VARCINAS SURVEY, ABSTRACT 465, HAYS COUNTY, TEXAS

CLIENT: LEWIS, JOHN C.
 DATE: JANUARY 17, 2006
 OFFICE: PAYNE
 CREW: EVERETT, DAWSON, PAYNE
 FB/PQ: 840/42
 PLAT NO. 25990-08-4